



City of Santa Barbara

RESIDENTIAL CONDOMINIUM REQUIREMENTS*

(EXCERPT)

27.13.060 Physical Standards for Condominiums.

In addition to the requirements of the zone in which a project is located, the following standards shall be required for all condominium projects:

1. **Parking.** The off-street parking requirements for a condominium development shall be in accordance with Chapter 28.90.100 of this Code.
2. **Private Storage Space.** Each unit shall have at least 300 cubic feet of enclosed, weatherproofed and lockable private storage space provided in one location in addition to the guest, linen, pantry, and clothes closets that are customarily provided. This requirement may be waived for a unit if an enclosed garage is provided for that unit.
3. **Utility Metering.**
 - (a) The consumption of gas and electricity within each unit shall be separately metered so that the unit's owner can be separately billed for each utility.
 - (b) A water shut-off valve shall be provided for each unit or for each plumbing fixture.
 - (c) Each unit having individual meter(s) or heater(s) shall have access to its meter(s) and heater(s) which shall not require entry through another unit.
 - (d) Each unit shall have its own panel, or access thereto, for all electrical circuits which serve the unit.
 - (e) An exception may be granted to the above restrictions when heat or power is provided by means of solar energy.
4. **Laundry Facilities.** A laundry shall be provided in each unit; or if common laundry areas are provided, such facilities shall consist of not less than one automatic washer and one dryer for each five (5) units or a fraction thereof.
5. **Public Improvement Districts.** The applicant shall waive the right, through deed restriction, to protest the formation of public improvement districts as deemed appropriate by the Advisory Agency.
6. **Density.** The maximum number of dwellings may not exceed the zone in which the project is located (including slope density requirements where applicable).
7. **Unit Size.** The enclosed living or habitable area of each unit shall be not less than 400 square feet.
8. **Outdoor Living Space.** Outdoor living space shall be provided as set forth in Section 28.18.060 for R-2 zoned lots and Section 28.21.081 for R-3 or less restrictive zoned lots of this Code pertaining to outdoor living space.
9. **Storage of Recreational Vehicles.** The provision for storage space of recreational vehicles shall be determined by the Advisory Agency at the time of the approval of the tentative map. (Ord. 5380, 2005; Ord. 4912, 1995; Ord. 4085, 1980; Ord. 4058, 1980.)

****Note: This is an excerpt of the Subdivision Ordinance. Please refer to the Zoning Ordinance for a copy of the entire ordinance.***